

**CITY OF DALY CITY
PLANNING COMMISSION
REGULAR MEETING**

MINUTES

Tuesday, March 4, 2014 - 7:00 PM

Council Chambers, City Hall

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:	PRESENT:	Edelman, Kelly, Lubiano, Sylvester
	ABSENT:	Crump

MINUTES: Approval of Minutes of February 4, 2014

Moved by Commissioner Edelman, seconded by Commissioner Kelly, that the minutes of February 4, 2014 meeting be approved. Motion carried 4-0.

PUBLIC HEARING:

1. Preliminary Plan Review of Planned Development PD-12-13-8312 Environmental Review CEQA-12-13-8313, Subdivision SUB-12-13-8315, and Design Review DR-12-13-8319

Staff report presented by: Steve Flint, Contract Senior Planner

On March 4, 2014, the Planning Commission voted 4–0–1 (Commissioner Crump absent), to recommend the applicant move to the Precise Plan stage of review for Planned Development PD-68, which proposes 54 residential dwelling units on approximately 4.91 acres, in accordance with the Low Density Residential (2.0-14.5 du/ac) designation of the City's General Plan.

The Planning Commission discussed the revisions proposed to this project, which had been previously submitted for Planning Commission review in 2013. The project was reduced from 66 to 54 dwellings, and now consists of 31 single family units and 23 townhouse condominiums.

The overall density was reduced from 13.4 to 11 du/ac. The Commissioners discussed the proposed landscape treatment, traffic and circulation, public facilities, and the environmental review of the project.

Commissioner Kelly expressed concerns regarding the size and extent of landscape screening the proposed plant palette would provide and recommended installing larger specimen trees to accelerate growth of the vegetation. Ray Panek, representing KB Homes, stated that his design team had been considering adding larger plant species and more trees, including certain fast-growing redwood species. Staff concurred with the Commissioner's comments and will include a condition of approval to that effect.

Chair Lubiano asked why an Environmental Impact Report (EIR) was not being prepared for this project. Staff advised that an EIR is required when the project will result in an environmental impact that cannot be mitigated. In this case, mitigation can be provided for all of the potential impacts and a Mitigated Negative Declaration is therefore appropriate.

Robert Tye, a property owner in the adjacent neighborhood, asked what the anticipated duration of construction would be. Ray Panek, representing KB Homes, responded that ideally, if approved, site preparation would occur between April and October, outside of the rainy season. Following site preparation, dwelling units would be built in increments of four units per month, for a period of approximately 14 months, for a total of 22 months.

Calvin Wong, a property owner adjacent to the lower portion of the development on Chelsea Court, submitted an e-mail expressing concerns regarding land sliding, erosion and stormwater affecting the public safety on properties below the project site. Ray Panek, representing KB Homes, stated that the geotechnical engineer on the project was considering the installation of containment fencing during construction and possibly permanently, to prevent rocks and boulders from falling from the project site.

Moved by Commissioner Edelman, seconded by Commissioner Kelly, to close the public hearing. Motion carried 4-0.

Moved by Commissioner Crump, seconded by Commissioner Kelly, to approve Preliminary Plan Review of Planned Development PD-12-13-8312 Environmental Review CEQA-12-13-8313, Subdivision SUB-12-13-8315, and Design Review DR-12-13-8319. Motion carried 4-0.

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: The Chair adjourned the meeting at 7:37 p.m.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.